

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

July 27, 2012 – 9:00 a.m. – Board Office

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam Blackburn, Vice Chair
Dorsey Hall, Board Member
G. Herbert Pritchett, Board Member
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director
Angie Thomas, Staff Assistant
James Grawe, Board Counsel
Ravon Radmard, Executive Secretary

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

MINUTES

Motion by G. Herbert Pritchett, second by Dorsey Hall and the Board approved the June 22, 2012 minutes. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

EDUCATION

Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the following courses for fiscal year 2012-2013. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (1) Hondros College – See Attached
- (2) Appraisal Institute – See Attached
- (3) LIA Administrators & Insurance Service
 - A. Loss Prevention Program for Real Estate Appraisers – 4 hours classroom CE
- (4) Department of Revenue Office of Property Valuation
 - A. KY Course 80 – Residential Real Property Appraisal – 15 hours classroom CE
 - B. KY Course 90 – Farm Real Property Appraisal – 15 hours classroom CE
- (5) The Columbia Institute
 - A. Interactive Valuation Modeling & Case Studies – 16 hours classroom CE

Motion by Sam Blackburn, second by Dorsey Hall and the Board voted to approve the following courses for fiscal year 2012-2013. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (6) Allterra Group, LLC
 - A. 2012 Keynote Valuation Visionaries – 7 hours classroom CE
 - B. 2012 Appraiser Town Hall Meeting/Reengineering the Appraisal Process – 7 hours classroom CE
- (7) The Columbia Institute
 - (1) 2012 Appraisal Summit & Expo – 14 hours classroom CE
- (8) McKissock, LP
 - (1) HUD REO Live Appraisal Update Course – 7 hours CE live webinar

CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (1) Donald G. Bell – Certified Residential (GA)
- (2) Erin N. Calhoun – Certified Residential (OH)
- (3) Justin Carey – Associate
- (4) Michelle S. Clark – Certified General (GA)
- (5) David A. Cooper - Associate
- (6) Bruce A. Daubner – Certified General (OH)
- (7) John E. Eldridge – Associate
- (8) John B. Godbey – Associate
- (9) Kevin W. Jansen – Certified Residential (IN)
- (10) Sheila G. Kelley – Certified Residential (IL)
- (11) Brian S. Kirksey – Certified General (MI)
- (12) Elizabeth A. Malone – Certified Residential (GA)
- (13) Jason W. Nuetzman - Associate
- (14) Joseph A. Rauh – Associate
- (15) Allan Forester Robinson – Associate
- (16) David J. Shepard – Certified Residential (TX)
- (17) Charles E. Volk – Certified Residential (CO)
- (18) Sarah A. Watson - Associate

B. Approval – AMC Companies - Motion by Dorsey Hall, second by Kathy Mayfield and the Board voted to approve the following Appraisal Management Company list. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (1) Equity National - #88

C. Source Appraisal Management, LLC – Axhira Sullivan applicant for an AMC license with prior conviction. Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to accept the application.

COMPLAINT

- A. The Board reviewed the Case Flow Summary Chart and the staff reported 48 cases for 2012 have been filed.
- B. Investigator Report – Case No. 12-37 and 12-41 will be assigned to investigator.
- C. Case No. 12-17 – Motion by G. Herbert Pritchett, second by Dorsey Hall and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- D. Case No. 12-13 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- E. Case No. 12-14 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- F. Case No. 12-15 – Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- G. Case No. 12-10 – Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- H. Case No. 12-11 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- I. Case No. 12-12 – Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- J. Case No. 12-25 – Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call

– Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

K. Case No. 12-26 – Motion by Dorsey Hall, second by G. Herbert Pritchett and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

L. Case No. 11-09 – Joseph Curd – Motion by Dorsey Hall, second by G. Herbert Pritchett and the Board unanimously agreed to accept the following agreed order. Roll call – Sam Blackburn – Recuse; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- (a) Curd shall be fined the sum of \$250 with the total amount due by July 31, 2012
- (b) Curd shall complete the 15 hour National USPAP course no later than July 31, 2012. Said 15 hours of education shall be in addition to the regular CE requirement.

M. Case Nos. 11-16 – Karen Kuhn – Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board unanimously agreed to accept the following agreed order. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Recuse; Kathy Mayfield – Yes

- (a) Kuhn shall complete a 15 hour National USPAP course with successful completion of examination and a 15 hour Report Writing Course with successful completion of the examination. Said 30 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by December 31, 2012.
- (b) Kuhn shall be fined the sum of \$500.00 with total amount due with the signed agreed order.
- (c) Kuhn agrees that the Board shall not renew her certification for the 2013 renewal cycle July 1, 2013 until he has completed the requirements of the terms set out in paragraph (a) and (b) of this order.

N. Case No. 11-34 – Gary Woodlee – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to accept the following agreed order. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Recuse; Kathy Mayfield – Yes

- (a) Woodlee shall complete a 15 hour National USPAP course with successful completion of examination and a 60 hour Appraising Income Property Course with successful completion of the examination. Said 75 hours of education shall be in addition to the regular continuing education

requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by December 31, 2012.

- (b) Woodlee shall be fined the sum of \$2,000.00 with total amount due by December 31, 2012. Mr. Woodlee may pay the fine in four payments.
- (c) Woodlee agrees that the Board shall not renew his certification for the 2013 renewal cycle July 1, 2013 until he has completed the requirements of the terms set out in paragraph (a) and (b) of this order.

O. Board Hearing Discussions

- (1) 10-41 & 11-02 – Lin Bell – Schedule hearing possible mediation
- (2) 10-42 & 11-24 – Larry Halcomb – Mediation
- (3) 11-08 – J. Rodney Williams – Extension of time given to respondent due to the death of a family member.
- (4) 11-13 – Thomas & Norman Christie – Hearing – No date at this time
- (5) 11-36 - Charles Walton – Respondent and his attorney are considering a hearing instead of a mediation.

P. Motion by Sam Blackburn, second by Dorsey Hall and the Board granted Ty Clark a 30 day extension to complete the required education per an agreed order.

Q. The Board reviewed the documents from Franklin Circuit Court concerning David Harrington case.

R. Motion by Dorsey Hall, second by Sam Blackburn and the Board granted Jarrett Hardesty and extension until September 30, 2012 to complete the Certified Residential exam per an agreed order. The Board will not have a testing provider in place until September 1, 2012.

MISCELLANEOUS

The Board reviewed the following information

- A. Budget ending June 2012
- B. LSI – an AMC company –Table until the August Board meeting
- C. Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to accept the lease bid from Konica Minolta and lease a new copier.
- D. The Board acknowledged the KAR Regulation change
- E. AMC – legal action has been presented to the Litigation Branch
- F. The bordering states have agreed to accept our applicants to sit for the appraiser examination if needed.
- G. Motion by Dorsey Hall, second by Kathy Mayfield and the Board agreed to process a competitive exemption contract for Marvin L. Wilson for legal service. The David Harrington case that Mr. Wilson is representing the Board is still pending in Franklin Circuit Court and the contract expired June 30, 2012.

H. August Board Meeting – August 24, 2012 – Jenny Wiley State Park

Motion by Sam Blackburn, second by Dorsey Hall and the Board agreed to adjourn the meeting. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes


Chair


Staff Assistant

HONDROS COLLEGE

4140 Executive Pkwy., Westerville, OH 43081
Contact Person: Sarah Comiskey (614) 508-7254

Website: www.hondros.edu

COURSES APPROVED **ONLINE** CONTINUING EDUCATION CREDIT

2012-2013 National USPAP Update	7 hours
Appraisal of 2-4 Family Multi-Family Properties	7 hours
Challenging Assignments for Residential Appraisers	7 hours
Mortgage Fraud: A Dangerous Business	7 hours

APPRAISAL INSTITUTE

200 W. Madison, Suite 1500, Chicago, IL 60606

Contact Person: Dan Doepeke (312) 335-4217

Web Site: www.appraisalinstitute.org

COURSE APPROVED FOR BOTH **PRE-LICENSING** AND **CONTINUING EDUCATION CREDIT**

**All approved pre-licensing courses will be accepted for continuing education credit.*

Advanced Concepts & Case Studies	38 hours
Advanced Income Capitalization	33 hours
Advanced Market Analysis and Highest and Best Use	33 hours
Advanced Residential Applications and Case Studies	15 hours
Advanced Residential Report Writing, Part 2	30 hours
Alternative Uses & Cost Valuation of Small, Mixed Use Properties	16 hours
Apartment Appraisal: Concepts and Applications	16 hours
Basic Appraisal Principles	30 hours
Basic Appraisal Procedures	30 hours
General Appraiser Income Approach, Part 1	30 hours
General Appraiser Income Approach, Part 2	30 hours
General Appraiser Market Analysis and Highest and Best Use	30 hours
General Appraiser Report Writing and Case Studies	30 hours
General Appraiser Sales Comparison Approach	30 hours
General Appraiser Site Valuation & Cost Approach	30 hours
Income Valuation of Small, Mixed-Use Properties	16 hours
National USPAP 2012-2013	15 hours
Quantitative Analysis	33 hours
Real Estate Finance, Statistics, and Valuation Modeling (Revised)	15 hours
Residential Market Analysis and Highest and Best Use	15 hours
Residential Report Writing & Case Studies	15 hours
Residential Sales Comparison & Income Approaches (203-15 hrs) (204-15 hrs)	30 hours
Residential Site Valuation and Cost Approach	15 hours
Sales Comparison Valuation of Small, Mixed Use Properties	16 hours

COURSES APPROVED **CONTINUING EDUCATION CREDIT**

Advanced Spreadsheet Modeling for Valuation Applications	14 hours
Analyzing Tenant Credit Risk & Commercial Lease Analysis	7 hours
Appraising the Appraisal: Appraisal Review - General	7 hours
Appraising the Appraisal: Appraisal Review - Residential	7 hours
Business Practices and Ethics	4 hours
Case Studies in Appraising Green Residential Buildings	8 hours
Condemnation Appraising: Principles and Applications	21/22 hrs
Fundamentals of Separating Real & Personal Property for Intangible Business Assets	15/14 hrs
General Demonstration Appraisal Report Writing	7 hours
Introduction to Green Buildings: Principles & Concepts	8 hours
Litigation Appraising: Specialized Topics & Applications	15 hours
Marketability Studies: The Six-Step Process & Basic Application	7 hours
National USPAP Update 2012-2013	7 hours
Practical Regression Using Microsoft Excel	14 hours

Residential Applications: Using Technology to Measure & Support Assignment Results	7 hours
Appraiser as an Expert Witness: Preparation & Testimony	15 hours
Thinking Outside the Form	7 hours
Uniform Appraisal Standards for Federal Land Acquisitions	16 hours
Valuation in Challenging Markets	30 hours
Valuation of Conservation Easements	33 hours

COURSES APPROVED ON-LINE CONTINUING EDUCATION CREDIT

On-line Advanced Internet Search Strategies	7 hours
On-line Analyzing Distressed Real Estate	4 hours
On-line Appraisal Curriculum Overview - General	7 hours
On-line Appraisal Curriculum Overview - Residential	8 hours
On-line Appraisal of Nursing Facilities	9 hours
On-line Appraising Convenience Stores	7 hours
On-line Appraising Manufactured Housing	7 hours
On-line Business Practices and Ethics	5 hours
On-line Comparative Analysis	7 hours
On-line Condominiums, Co-Ops & PUD's	7 hours
On-line Cool Tools: New Technology for Real Estate Appraisers	7 hours
On-line Data Verification Methods	5 hours
On-line Eminent Domain and Condemnation	7 hours
On-line Feasibility, Market Value, Investment Timing: Option Value	7 hours
On-line Forecasting Revenue	7 hours
On-line GIS - The Novice Case Study	7 hours
On-line Professional's Guide to the Uniform Residential Appraisal Report	7 hours
On-line Rates & Ratios: Making Sense of GIMs, OARs and DCF	7 hours
On-line Real Estate Appraisal Operations	4 hours
On-line Residential Challenge: Declining Markets and Sales Concessions	7 hours
On-line Reviewing Residential Appraisals and Using Fannie Mae Forms 2000	7 hours
On-line Scope of Work: Expanding Your Range of Services	7 hours
On-line Small Hotel/Motel Valuation	7 hours
On-line Subdivision Valuation	7 hours
On-line Supervising Appraisal Trainees	4 hours
On-line Using Your HP12C Financial Calculator	7 hours

COURSE APPROVED FOR BOTH ONLINE PRE-LICENSING AND CONTINUING EDUCATION CREDIT

**All approved pre-licensing courses will be accepted for continuing education credit.*

On-line Apartment Appraisals - Concepts and Applications	16 hours
On-line Basic Appraisal Principles	30 hours
On-line Basic Appraisal Procedures	30 hours
On-line General Appraiser Income Approach, Part 2	30 hours
On-line General Appraiser Report Writing and Case Studies	30 hours
On-line General Appraiser Sales Comparison Approach	30 hours
On-line General Appraiser Site Valuation and the Cost Approach	30 hours
On-line Real Estate Finance, Statistics & Valuation Modeling	15 hours
On-line Residential Market Analysis and Highest & Best Use	15 hours

On-line Residential Report Writing & Case Studies	15 hours
On-line Residential Sales Comparison and Income Approach	30 hours
On-line Residential Site Valuation & Cost Approach	15 hours